



City of Carmel

MINUTES

Carmel Board of Zoning Appeals

Hearing Officer

Monday, April 26, 2010

5:30 pm

Caucus Rooms

Present: Madeleine Torres, Hearing Officer
Connie Tingley, Recording Secretary

Staff members in attendance: Christine Barton-Holmes, Planning Administrator
Rachel Boone, Planning Administrator

Legal Counsel: John Molitor

Public Hearing:

1d. First Baptist Church – Signage

The applicant seeks the following development standards variance approvals:

Docket No. 10030014V	25.07.02-07 (b)	Number of signs
Docket No. 10030015V	25.07.02-07 (e)	Two signs facing one ROW

The site is located at 1010 E. 126th St. It is zoned R-2.

Filed by James Burroughs of Philip D. Burroughs & Associates on behalf of the owner.

Present for Petitioner:

Jim Burroughs, Philip D. Burroughs & Associates; **Ken Carr**, Architect; **Randy Gerber**, First Baptist Church

- Enable additional sign on wall of church
- Located northeast corner of Keystone and 126th
- Lost visibility of one previous sign with roundabout construction; intersection raised five feet
- Additional sign on wall for visibility
- Both signs moved closer to top of wall for visibility
- Before and after construction pictures shown
- Sign no longer visible to north or east bound traffic
- Signage only visible from road; does not interfere with adjacent properties
- Sign letters white; not black as noted in Department Report
- Many visitors learn about church from signage/driving by

Public Hearing closed

Department Report:
Rachel Boone

- Add one sign identical to existing sign
- Each moved higher on wall for easier visibility
- City road construction caused issues
- Existing ground spot lights will be used

Department recommended positive consideration

Action: Mrs. Torres APPROVED Docket Nos. 10030014 V and 10030015 V, First Baptist Church – signage for number of signs and two signs facing one ROW.

2d. Retzlaff Garage

The applicant seeks the following development standards variance approval:

Docket No. 10030017 V Section 25.01.01.B.3.6 One-car garage built less than 5' from property line.

The site is located at 12737 Wembly Road on .76 acre, and is zoned R1/Single-family residential.

Filed by John B and Sharon M Retzlaff, owners.

Present for Petitioner:

John and Sharon Retzlaff, owners and **Bob Abbott**, Pro Built Garages

- Build single stall garage within 5 feet of property line, running north/south direction
- Plans, lot plot and photos submitted with packet
- Only possible location for another garage
- Replaces storage shed
- Lot drops significantly from deck to non-buildable flat section with water issues
- Trees hide proposed garage area
- 12 x 38 garage parallel to property line
- Supporting letters from neighbors submitted with packet

Public Comments:

Ron Kern, 12716 Wembly Road

- Across street; two houses east
- No problems with proposed project
- Finest home in neighborhood; everything done first-rate

Public Hearing closed

Department Report:

Christine Barton-Holmes

- Entire rear yard part of drainage and utility easement; non-buildable
- Garage replaces yard barn
- Minor deviation

Department recommended positive consideration

Discussion:

- Barn built around 1980; according to neighbor
- Owned home for ten years

- Garage used to store third vehicle

Action: Mrs. Torres APPROVED Docket No. 10030017 V, Retzlaff Garage, one-car garage built less than 5 feet from property line.

3d. Lakes @ Towne Road Model Home Extension

The applicant seeks the following development standards variance approval:

Docket No. 10040001V 25.16.02 Extension of model home opening

The sites are located at 2530 Milano Drive and adjacent, on less than one acre, and are zoned S1/Single-family
Filed by Elizabeth Hobbs for the Paul Shoopman Home Building Group, Inc.

Present for Petitioner:

Elizabeth Hobbs, Paul Shoopman Home Building Group

- Operated Lot #1 as model for 36 months
- Lots and spec home still available
- Asking to extend use as model
- Commitment to adjoining neighbor to move sign to east side of driveway to avoid confusion

Public Hearing closed

Department Report

Christine Barton-Holmes

- Number of similar requests in past months
- Time line extended until lots are sold

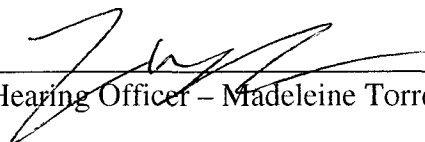
Department recommended positive consideration

Action: Mrs. Torres APPROVED Docket No. 10040001 V, Lakes @ Towne Road Model Home Extension, with Commitment to move sign to east side of driveway.

Adjournment

The Hearing Officer adjourned the meeting at 5:50 PM.

Approved this 1st day of September 2010.


Hearing Officer – Madeleine Torres


Secretary – Connie Tingley